

Wylie Economic Development Corporation

Board Regular Meeting

August 19, 2026 – 7:30 AM

WEDC Office Conference Room - 250 South Highway 78, Wylie, Texas
75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Board regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider and act upon approval of Minutes from the July 15, 2026 Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the July 2026 WEDC Treasurer's Report.

REGULAR AGENDA

- 1. Consider and act upon issues surrounding Board Seat Appointments.
- 2. Consider and act upon a License Agreement between the WEDC and Wing Aviation, LLC.

DISCUSSION ITEMS

- DS1. Discussion regarding Architectural Updates.
- DS2. Discussion and updates from WEDC Committees.
- DS3. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

EXECUTIVE SESSION

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, and State Hwy 78/Brown.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

This chapter does not require a governmental body to conduct an open meeting:

- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-10f, 2026-2l, 2026-3e, 2026-4b, 2026-5g, 2026-6d, 2026-6f, 2026-6g, 2026-6i, 2026-7a, 2026-7b, 2026-7c, 2026-7d, 2026-7e, 2026-7f, 2026-7g, 2026-7h, 2026-8a, 2026-8b, and 2026-8c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

FUTURE AGENDA ITEMS

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on August 13, 2026 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.
- § 551.087 – Discussing certain economic development matters.

Minutes

Wylie Economic Development Corporation Board of Directors Special Called Meeting

July 15, 2026 – 7:30 A.M.
WEDC Offices – Conference Room
250 S Hwy 78 – Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum

President Blake Brininstool called the meeting to order at 7:34 a.m. Board Members present were Harold Smith, Melisa Whitehead, and Demond Dawkins. President Brininstool noted potential future attendance conflicts for Board Member Alan Dayton, with more information to come when it is available.

Ex-Officio Members Mayor Porter and City Manager Brent Parker were present.

WEDC staff present included Executive Director Jason Greiner, Assistant Director Rachael Hermes, Economic Development Coordinator Christy Stewart, Research Analyst Marissa Butts, and Office Manager Valerie Scott.

INVOCATION & PLEDGE OF ALLEGIANCE

Rachael Hermes gave the invocation and led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

With no citizen participation, President Blake Brininstool moved to the Consent Agenda.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the WEDC Board of Directors and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider and act upon approval of the Minutes from the June 17, 2026, Regular Meeting of the WEDC Board of Directors.
- B. Consider and act upon approval of the June 2026 WEDC Treasurer's Report.

Board Action

A motion was made by Demond Dawkins, seconded by Harold Smith, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0.

REGULAR AGENDA

1. **Consider and act upon construction services for Cooper Plaza at Hwy 78 & Brown.**

Discussion

Staff discussed a proposed Change Order to the Cooper Plaza construction contract with McMahon Contracting for additional sidewalk improvements connecting the development to Historic Downtown Wylie. This includes sidewalk installation from Ballard Avenue to Marble Street (which connects to Cooper Plaza). This addition increases connectivity to downtown and aligns with the vision outlined in the City of Wylie Comprehensive Plan. Staff determined that including this item as a Change Order to the original contract will expedite the process and complete/complement the development.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve the Change Order with McMahon Contracting LP in an amount of \$229,973 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

President Brininstool moved to Item 3 and will return to Item 2 after Executive Session.

3. Consider and act upon the approval of the FY 2026-2027 WEDC Budget.

Discussion

Staff provided the Board with an overview of the FY 2026-2027 WEDC Budget and noted that it was presented to the City Council on 7-14-25. Staff highlighted estimates of \$27MM in available resources, including an \$8.3MM beginning fund balance. Sales tax revenue is estimated to be \$5.5MM. Staff anticipates \$13MM in revenue from the sale of WEDC properties. Personnel Services decreased from \$778k to \$710k. Incentives increased from \$1.5MM to \$5.5MM due to upcoming projects. Special Services/Real Estate is down from \$221k to \$81k due to loan origination fees funded in FY 26 for the 2026 WEDC Loan. Special Services/Infrastructure is down from \$3.2MM to \$1.1MM and includes Ballard/Oak/Jackson/Marble Downtown Striping/Parking, Alanis Water/Sewer Improvements, 544 Gateway Gas Extension, and Lot 3 Parking. Engineering Services is up from \$960k to \$2.7MM, including General Engineering, 544 Gateway Engineering, Downtown Parking Design, Downtown Building Civils, Downtown Building Architectural, 544 Corridor Civils, 544 Corridor/Sanden Civils, Environmental, and Misc. Surveys/Concepts. Debt Service is up from \$2.3MM to \$2.7MM due to the 2026 WEDC Loan for Land Acquisition. No funds have been allocated to Land-Purchase Price in FY27. Staff estimates the FY27 ending fund balance to be \$13.2MM.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to approve the FY 2026-2027 WEDC Budget as presented. A vote was taken, and the motion passed 4-0.

DISCUSSION ITEMS

DS1. Discussion and updates from WEDC Committees.

Staff provided Committee updates, noting that the Business Retention and Expansion Committee will meet in the coming months to review recent business visits and ongoing initiatives. The Budget, Finance, and Audit Committee met in June to review the final FY 2026-2027 budget revisions. Staff also discussed plans to reconvene the Strategic Planning Committee this fall in preparation for the annual Board retreat and upcoming strategic planning efforts. Staffing and Compensation Committee meetings will take place next year.

DS2. Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Staff referred the Board to the Agenda Report in the packet for updates on WEDC property activity, engineering projects, upcoming events, and WEDC activities and programs. Updates included the Walk-On's Sports Bistreaux grand opening, recent real estate closings, ongoing infrastructure improvements at 544 Gateway and Cooper Plaza, and the status of remaining project punch list items. Staff also highlighted recent business development and community engagement activities, including the Jericho Village grand opening, the TEDC Mid-Year Conference, the Wylie Area Chamber of Commerce Women's Conference, and the Collin College Committee of 100 initiative. July sales tax revenues

increased 0.11%, bringing the year-to-date increase to 0.44%. Quarterly TDLR and CoStar reports were also reviewed, noting continued commercial development activity and strong office and medical occupancy rates in Wylie. Staff also shared reminders regarding upcoming Chamber events, sales tax training, and Hope Under the Stars.

EXECUTIVE SESSION

Recessed into Closed Session at 7:58 a.m. in compliance with Section 551.001, et. seq. Texas Government Code, to wit:

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Ballard, and State Hwy 78/Brown.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-11 b, 2022-10c, 2022-10d, 2023-1c, 2024-2d, 2024-5a, 2024-Sd, 2024-9c, 2024-12c, 2025-4a, 2025-4d, 2025-9a, 2025-10f, 2026-21, 2026-3e, 2026-4a, 2026-4b, 2026-4f, 2026-5a, 2026-5g, 2026-6a, 2026-6b, 2026-6c, 2026-6d, 2026-6e, 2026-6f, 2026-6g, 2026-6h, 2026-6i, 2026-7a, 2026-7b, 2026-7c, 2026-7d, and 2026-7e.

RECONVENE INTO OPEN SESSION

Take any action as a result of the Executive Session.

President Brininstool reconvened into Open Session at 8:43 a.m. and moved back to consider Regular Agenda Item 2.

REGULAR AGENDA

2. Consider and act upon issues surrounding architectural concept design services at Cooper Plaza.

Board Action

A motion was made by Demond Dawkins, seconded by Melisa Whitehead, to enter into an Architectural Concept Design Services Proposal with Killian Studio of Architecture in the amount of \$56,550 and further authorize the Executive Director to execute any and all necessary documents. A vote was taken, and the motion passed 4-0.

FUTURE AGENDA ITEMS

No items were requested for inclusion on future WEDC agendas; however, the Board requested that a future item be included on the City Council Agenda for consideration of a replacement member of the WEDC Board upon the resignation of Board Member Alan Dayton.

ADJOURNMENT

With no further business, President Brininstool adjourned the WEDC Board meeting at 8:46 a.m.

WEDC – Minutes
July 15, 2026
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Blake Brininstool, President

ATTEST:

Jason Greiner, Executive Director



Wylie Economic Development Board

AGENDA REPORT

Meeting Date: August 19, 2026

Item Number: B

Prepared By: Jason Greiner

Subject

Consider and act upon approval of the July 2026 WEDC Treasurer's Report.

Recommendation

Motion to approve July 2026 WEDC Treasurer's Report.

Presented for the Board's review and approval is the July 2026 Treasurer's Report detailing the month and year-to-date financial transactions and performance against budget. This report contains the Revenue and Expense Report, Statement of Net Position, Balance Sheet, Sales Tax Report, and the Performance Agreement Summary.

REVENUES:

Sales Tax Revenue earned in May and allocated in July was \$393,017.64, an increase of .11% over the same period in 2025.

Miscellaneous Income

\$150,000.00 MLKJ Investments Eubanks Business Park- Lien Note

EXPENSES:

Engineering/Architectural

\$ 33,685.00 Kimley Horn- General Engineer, 544 Corridor, SH 78 Sidewalks, Jackson Ave Parking, Lot 3 Parking, Sanden Blvd. Widening, Regency Park Drainage

Land Purchase

\$3,587,942.40 3.95 Acres FM 544

Legal Services

\$24,783.68 Abernathy (Reflects the payment of corrected invoices for legal work performed from February through the current reporting period.

Incentives

\$10,000.00 American Entitlements Incentive 4 of 4

Budget Transfer

\$1,500.00 Transfer of funds from Furniture/Fixtures to Food Supplies account to provide sufficient funding for anticipated food supply expenditures through the remainder of the FY25-26 fiscal year. (Increased expense is primarily associated with committee meetings.)

July Rev/Exp Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 07/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	5,389,434.00	5,389,434.00	393,017.64	3,294,793.74	-2,094,640.26	38.87 %
	Category: 400 - Taxes Total:	5,389,434.00	5,389,434.00	393,017.64	3,294,793.74	-2,094,640.26	38.87%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	24,689.56	273,309.45	263,309.45	2,733.09 %
	Category: 460 - Interest Income Total:	10,000.00	10,000.00	24,689.56	273,309.45	263,309.45	2,633.09%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	0.00	23,600.00	800.00	103.51 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	0.00	482,774.10	-2,415,538.90	83.34 %
	Category: 480 - Miscellaneous Income Total:	2,921,113.00	2,921,113.00	0.00	506,374.10	-2,414,738.90	82.67%
Category: 490 - Transfers In & Other Financing Sources							
111-4000-49325	BANK NOTE PROCEEDS	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00 %
	Category: 490 - Transfers In & Other Financing Sources Total:	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
	Revenue Total:	8,320,547.00	17,920,547.00	417,707.20	13,674,477.29	-4,246,069.71	23.69%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	47,630.06	450,155.80	98,888.23	18.01 %
111-5611-51140	LONGEVITY PAY	3,089.89	3,089.89	0.00	3,088.00	1.89	0.06 %
111-5611-51310	TMRS	89,445.70	89,445.70	6,191.48	71,517.66	17,928.04	20.04 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	4,608.33	55,179.33	35,648.12	39.25 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	170.76	849.00	1,182.46	58.21 %
111-5611-51440	FICA	34,232.30	34,232.30	2,861.01	27,123.81	7,108.49	20.77 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	669.10	6,343.43	1,662.51	20.77 %
111-5611-51470	WORKERS COMP PREMIUM	552.13	552.13	0.00	395.52	156.61	28.36 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	702.00	702.00	0.00	1,023.72	-321.72	-45.83 %
	Category: 510 - Personnel Services Total:	777,930.90	777,930.90	62,130.74	615,676.27	162,254.63	20.86%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	172.70	3,065.25	1,934.75	38.70 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	193.48	106.52	35.51 %
111-5611-52810	FOOD SUPPLIES	3,000.00	4,500.00	603.04	3,566.52	933.48	20.74 %
	Category: 520 - Supplies Total:	8,300.00	9,800.00	775.74	6,825.25	2,974.75	30.35%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	1,000.00	0.00	0.00	1,000.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	1,975.00	5,675.00	74.18 %
	Category: 540 - Materials for Maintenance Total:	10,150.00	8,650.00	0.00	1,975.00	6,675.00	77.17%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,510,000.00	1,510,000.00	10,000.00	176,500.00	1,333,500.00	88.31 %
111-5611-56040	SPECIAL SERVICES	87,270.00	232,270.00	4,157.50	180,545.00	51,725.00	22.27 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	2,413.65	20,217.10	200,782.90	90.85 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	5,587.50	916,620.92	2,283,379.08	71.36 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	5,148.92	212,086.41	64,038.59	23.19 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	375.86	38,116.77	36,333.23	48.80 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	305.71	4,075.55	3,824.45	48.41 %
111-5611-56180	RENTAL	50,000.00	50,000.00	4,000.00	33,000.00	17,000.00	34.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	3,980.80	59,835.87	35,664.13	37.34 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	2,375.08	81,202.30	9,850.70	10.82 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	2,464.16	4,335.84	63.76 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	24,783.68	38,648.20	14,351.80	27.08 %

Budget Report

For Fiscal: 2025-2026 Period Ending: 07/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	34,485.00	296,590.48	663,709.52	69.11 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	386.41	1,800.23	599.77	24.99 %
Category: 560 - Contractual Services Total:		6,635,798.00	6,780,798.00	98,000.11	2,061,702.99	4,719,095.01	69.59%
Category: 570 - Debt Service & Capital Replacement							
111-5611-57410	PRINCIPAL PAYMENT	818,019.85	934,504.85	89,299.57	760,193.51	174,311.34	18.65 %
111-5611-57415	INTEREST EXPENSE	1,065,228.95	1,380,309.95	135,897.20	1,060,208.35	320,101.60	23.19 %
Category: 570 - Debt Service & Capital Replacement Total:		1,883,248.80	2,314,814.80	225,196.77	1,820,401.86	494,412.94	21.36%
Category: 580 - Capital Outlay							
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	12,251,614.39	3,587,942.40	11,812,650.65	438,963.74	3.58 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	-3,617,942.40	-11,812,650.65	11,812,650.65	0.00 %
Category: 580 - Capital Outlay Total:		1,000,000.00	12,251,614.39	-30,000.00	0.00	12,251,614.39	100.00%
Expense Total:		10,315,427.70	22,143,608.09	356,103.36	4,506,581.37	17,637,026.72	79.65%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01	317.09%
Report Surplus (Deficit):		-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01	317.09%

Budget Report

For Fiscal: 2025-2026 Period Ending: 07/31/2026

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	5,389,434.00	5,389,434.00	393,017.64	3,294,793.74	-2,094,640.26	38.87%
460 - Interest Income	10,000.00	10,000.00	24,689.56	273,309.45	263,309.45	2,633.09%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	0.00	506,374.10	-2,414,738.90	82.67%
490 - Transfers In & Other Financing Sources	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
Revenue Total:	8,320,547.00	17,920,547.00	417,707.20	13,674,477.29	-4,246,069.71	23.69%
Expense						
510 - Personnel Services	777,930.90	777,930.90	62,130.74	615,676.27	162,254.63	20.86%
520 - Supplies	8,300.00	9,800.00	775.74	6,825.25	2,974.75	30.35%
540 - Materials for Maintenance	10,150.00	8,650.00	0.00	1,975.00	6,675.00	77.17%
560 - Contractual Services	6,635,798.00	6,780,798.00	98,000.11	2,061,702.99	4,719,095.01	69.59%
570 - Debt Service & Capital Replacement	1,883,248.80	2,314,814.80	225,196.77	1,820,401.86	494,412.94	21.36%
580 - Capital Outlay	1,000,000.00	12,251,614.39	-30,000.00	0.00	12,251,614.39	100.00%
Expense Total:	10,315,427.70	22,143,608.09	356,103.36	4,506,581.37	17,637,026.72	79.65%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01	317.09%
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01	317.09%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01

Wylie Economic Development Corporation
Statement of Net Position
As of July 31, 2026

Assets

Cash and cash equivalents	\$	9,726,210.24	
Receivables	\$	762,500.00	Note 1
Inventories	\$	27,000,191.46	
Prepaid Items	\$	-	
Total Assets	\$	<u>37,488,901.70</u>	

Deferred Outflows of Resources

Pensions	\$	<u>112,459.55</u>	
Total deferred outflows of resources	\$	<u>112,459.55</u>	

Liabilities

Accounts Payable and other current liabilities	\$	332,673.97	
Unearned Revenue	\$	1,200.00	Note 2
Non current liabilities:			
Due within one year	\$	256,877.05	Note 3
Due in more than one year	\$	<u>29,993,011.83</u>	
Total Liabilities	\$	<u>30,583,762.85</u>	

Deferred Inflows of Resources

Pensions	\$	<u>(25,054.41)</u>	
Total deferred inflows of resources	\$	<u>(25,054.41)</u>	

Net Position

Net investment in capital assets	\$	-	
Unrestricted	\$	<u>6,992,543.99</u>	
Total Net Position	\$	<u>6,992,543.99</u>	

Note 1: Includes incentives in the form of forgivable loans for \$337,500 (Phoenix Ascending), and \$425,000 (Cates/Lanspring)

Note 2: Deposits from rental property

Note 3: Liabilities due within one year includes compensated absences of \$32,301

Balance Sheet

Account Summary

As Of 07/31/2026

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	9,724,210.24
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	762,500.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	27,000,191.46
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	3,845,000.00
Total Assets:		41,333,901.70
		<u>41,333,901.70</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	-2,308.63
111-2000-20117	TMRS PAYABLE	0.00
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	0.00
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	0.00
111-2000-20133	Unemployment Comp Payable	-37.72
111-2000-20136	HSA PAYABLE	1,250.00
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	50.19
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	11,569.36
111-2000-20540	NOTES PAYABLE	3,845,000.00
111-2000-20610	RETAINAGE PAYABLE	322,150.77
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00

As Of 07/31/2026

Balance Sheet

Account	Name	Balance
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	4,178,873.97
Equity		
111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	27,987,131.81
	Total Beginning Equity:	27,987,131.81
Total Revenue		13,674,477.29
Total Expense		4,506,581.37
Revenues Over/Under Expenses		9,167,895.92
	Total Equity and Current Surplus (Deficit):	37,155,027.73
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>41,333,901.70</u>

As Of 07/31/2026

Balance Sheet

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
922-1000-10312	GOVERNMENT NOTES	0.00
922-1000-18110	LOAN - WEDC	0.00
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	56,380.29
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	1,532.00
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	0.48
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	54,546.78
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-21,578.41
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-3,476.00
Total Assets:		87,405.14
		<u>87,405.14</u>
Liability		
922-2000-20310	COMPENSATED ABSENCES PAYABLE	47,001.64
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82
922-2000-21410	ACCRUED INTEREST PAYABLE	44,848.94
922-2000-28205	WEDC LOANS/CURRENT	179,727.29
922-2000-28246	GOVCAP LOAN/KIRBY	6,602,913.51
922-2000-28247	JARRARD LOAN	9,258.28
922-2000-28248	GOVCAP LOAN/SERIES 2022	6,993,178.75
922-2000-28249	GOVCAP LOAN/SERIES 2025	6,628,557.20
922-2000-28251	GOVCAP LOAN/SERIES 2026	9,483,515.28
922-2000-29150	NET PENSION LIABILITY	220,716.17
922-2000-29151	SDBF LIABILITY	7,871.00
Total Liability:		30,249,888.88
Equity		
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-21,202,413.25
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00
Total Beginning Equity:		-21,322,677.25
Total Revenue		-9,600,000.00
Total Expense		-760,193.51
Revenues Over/Under Expenses		-8,839,806.49
Total Equity and Current Surplus (Deficit):		-30,162,483.74
Total Liabilities, Equity and Current Surplus (Deficit):		<u>87,405.14</u>

Wylie Economic Development Corporation

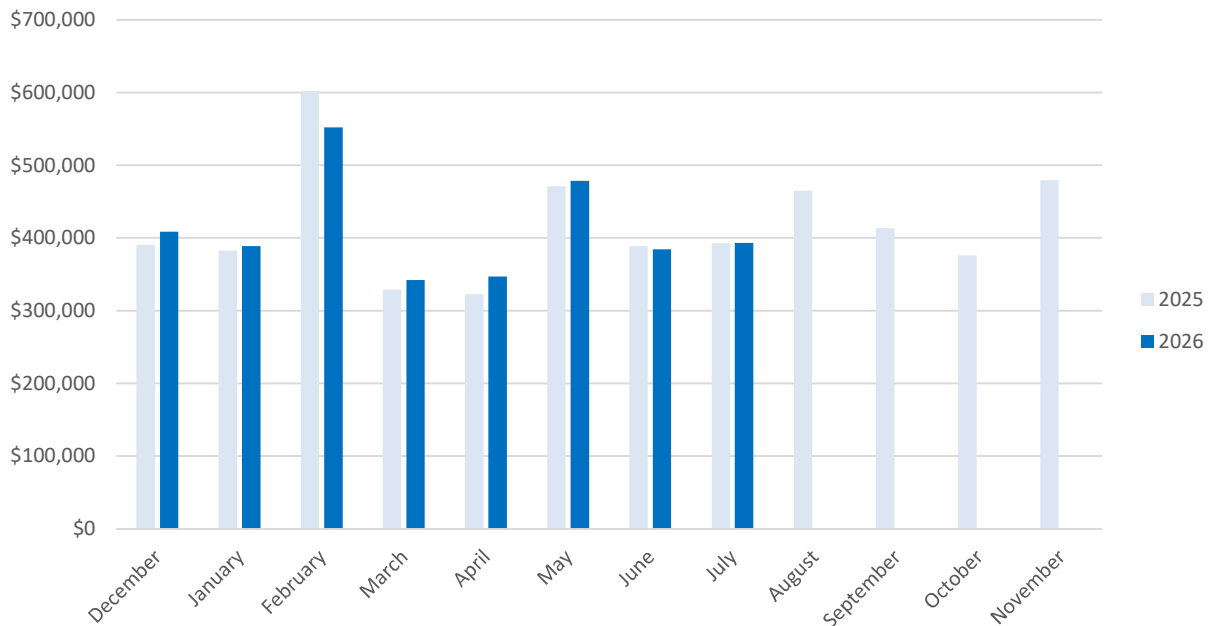
SALES TAX REPORT

July 31, 2026

BUDGETED YEAR

MONTH	FY 2023	FY 2024	FY 2025	FY 2026	DIFF 25 vs. 26	% DIFF 25 vs. 26
DECEMBER	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 408,728.64	\$ 18,124.60	4.64%
JANUARY	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ 388,798.25	\$ 6,187.71	1.62%
FEBRUARY	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 551,977.23	\$ (50,347.01)	-8.36%
MARCH	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ 342,089.27	\$ 13,040.96	3.96%
APRIL	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ 347,091.95	\$ 24,115.02	7.47%
MAY	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ 478,508.93	\$ 7,050.47	1.50%
JUNE	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ 384,581.84	\$ (4,290.74)	-1.10%
JULY	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ 393,017.64	\$ 440.51	0.11%
AUGUST	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ -		
SEPTEMBER	\$ 371,880.65	\$ 408,571.56	\$ 413,833.25	\$ -		
OCTOBER	\$ 377,466.67	\$ 402,154.81	\$ 376,060.96	\$ -		
NOVEMBER	\$ 458,694.91	\$ 446,217.04	\$ 479,646.12	\$ -		
Sub-Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 3,294,793.75	\$ 14,321.52	0.44%
Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 3,294,793.75	\$ 14,321.52	0.44%

WEDC Sales Tax Analysis



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: July SlsTx Revenue is actually May SlsTx and is therefore the 8th allocation in FY26.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

July 31, 2026

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE						REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031				
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 35,000.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 100,000.00	A
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	B
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00	C
SCSD	\$ 1,200,000.00	\$ -	\$ 600,000.00	\$ 600,000.00	\$ -	\$ -	\$ 1,200,000.00	\$ -	\$ 1,200,000.00	
TEXTSTONE/TSP CP WYLIE	\$ 2,000,000.00	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	\$ 2,000,000.00	\$ -	\$ 2,000,000.00	
MANN-MADE/G01 ENTERPRISES	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	
HELM DENTAL LABORATORY	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	
	<u>\$ 3,980,000.00</u>	<u>\$ 75,000.00</u>	<u>\$ 1,900,000.00</u>	<u>\$ 1,900,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,800,000.00</u>	<u>\$ 105,000.00</u>	<u>\$ 3,980,000.00</u>	
Deferred Outflows							\$ 3,845,000.00			

A. Performance Agreement (\$100,000) and Forgiveable Land Grant (\$100,000 forgiven over 3 years). \$33,000 CO, \$33,000 in 2025, and \$34,000 in 2026.

B. Forgiveable Land Grant (\$450,000 forgiven over 4 years). \$112,500 CO & \$112,500/year in 2027, 2028, & 2029.

C. Performance Agreement (\$600,000) and Forgiveable Land Grant (\$425,000 forgiven over 4 years) \$106,250 CO, \$106,250 in 2027, \$106,250 in 2028, \$106,250 in 2029

AGENDA REPORTMeeting Date: August 19, 2026Item Number: 1Prepared By: Jason Greiner*(Staff Use Only)***Subject**

Consider and act upon issues surrounding Board Seat Appointments.

Recommendation

Motion to appoint _____ to serve as Treasurer of the WEDC Board of Directors.

Discussion

With the recent resignation of a WEDC Board Member, Staff is bringing this item to the Board for consideration of appointment to the seat of Treasurer of the WEDC Board.

The current FY26 WEDC Board Officers are:

Blake Brininstool President
 Harold Smith.....Vice President
 Melisa Whitehead Secretary
 (Vacant)Treasurer
 Demond Dawkins Immediate Past President/Board Member

Section V of the WEDC Bylaws outlines the process for the selection of officers:

5.01 Officers of the Corporation

The elected officers of the Corporation shall be a President, Vice President, Secretary, and Treasurer. The Board may resolve to elect one or more Assistant Secretaries or one or more Assistant Treasurers as it may consider desirable. Such officers shall have the authority and perform the duties of the office as the Board may from time to time prescribe or as the Secretary or Treasurer may from time-to-time delegate to his/her respective Assistant. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary.

5.02 Selection of Officers

The Vice President shall be elected by the Board and shall serve a term of one (1) year. On the expiration of the term of office of the Vice President, the Vice President shall succeed to the office of President, the then-current President shall cease to be President but shall continue as a member of the Board, and the Board shall elect a new Vice President from among its Members to hold such office. The term of office of the President and Vice President shall always be for a period of one year; provided, however, that the President and Vice President continue to serve until the election of the new Vice President.

The Secretary and Treasurer shall be selected by the members of the Board and shall hold office for a period of one (1) year; provided, however, that they shall continue to serve until the election of their successors. Elections shall be held in October at a regular or special meeting of the Board.

Any officer meeting the qualifications of these Bylaws may be elected to succeed himself/herself or to assume any other office of the Corporation.

5.03 Vacancies

Vacancies in any office which occur by reason of death, resignation, disqualification, removal, or otherwise, shall be filled by the Board of Directors for the unexpired portion of the term of that office in the same manner as other officers are elected to office.

Should the appointment of the Treasurer cause the need for subsequent Board Seat Appointments, the Board may consider additional appointments at this time. It is important to note that any two (2) or more offices may be held by the same person, except the offices of the President and Secretary.

Note: There is currently an open seat on the Committee for New Business Attraction and Recruitment. Committee Appointments for the next year will be considered at the October 2026 annual meeting.

Attachment:

WEDC Bylaws, Article V

The duly appointed members of the Board shall serve without compensation but shall be reimbursed for actual or commensurate cost of travel, lodging and incidental expense while on official business of the Board in accordance with State law.

4.11 Voting; Action of the Board of Directors

Directors must be present in order to vote at any meeting. Unless otherwise provided in these Bylaws or in the Articles of Incorporation or as required by law, the act of a simple majority present shall be the act of the Board of Directors. In the event that a Director is aware of a conflict of interest or potential conflict of interest, with regard to any particular vote, the Director shall bring the same to the attention of the meeting and shall abstain from the vote, unless the Board determines that no conflict of interest exists. Any Director may bring to the attention of the meeting any apparent conflict of interest or potential conflict of interest of any other Director, in which case the Board shall determine whether a true conflict of interest exists before any vote shall be taken regarding that particular matter. The Director as to whom a question of interest has been raised shall refrain from voting with regard to the determination as to whether a true conflict exists.

4.12 Board's Relationship with City Council

In accordance with State law, the City Council shall require that the Wylie Economic Development Corporation be responsible to it for the proper discharge of its duties assigned in this article. The Board shall determine its policies and direction within the limitations of the duties herein imposed by applicable laws, the Articles of Incorporation, these Bylaws, contracts entered into with the City, and budget and fiduciary responsibilities.

4.13 Board's Relationship with Administrative Departments of the City

Any request for services made to the administrative departments of the City shall be made by the Board or its designee in writing to the City Manager. The City Manager may approve such request for assistance from the Board when he/she finds such requested services are available within the administrative departments of the City and that the Board has agreed to reimburse the administrative department's budget for the costs of such services so provided.

4.14 Board Handbook

The Board has established a Board Member Handbook setting forth additional expectations and requirements applicable to members of the Board. All Board members shall be given a copy of the Board Member Handbook and shall familiarize themselves with its contents. The Board Member Handbook may be modified by the Board from time to time.

ARTICLE V OFFICERS

5.01 Officers of the Corporation

The elected officers of the Corporation shall be a President, Vice President, Secretary, and Treasurer. The Board may resolve to elect one or more Assistant Secretaries or one or more Assistant Treasurers as it may consider desirable. Such officers shall have the authority and perform the duties of the office as the Board may from time to time prescribe or as the Secretary or Treasurer may from time-to-time delegate to his/her respective Assistant. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary.

5.02 Selection of Officers

The Vice President shall be elected by the Board and shall serve a term of one (1) year. On the expiration of the term of office of the Vice President, the Vice President shall succeed to the office of President, the then-current President shall cease to be President but shall continue as a member of the Board, and the Board shall elect a new Vice President from among its Members to hold such office. The term of office of the President and Vice President shall always be for a period of one year; provided, however, that the President and Vice President continue to serve until the election of the new Vice President.

The Secretary and Treasurer shall be selected by the members of the Board and shall hold office for a period of one (1) year; provided, however, that they shall continue to serve until the election of their successors. Elections shall be held in October at a regular or special meeting of the Board.

Any officer meeting the qualifications of these Bylaws may be elected to succeed himself/herself or to assume any other office of the Corporation.

5.03 Vacancies

Vacancies in any office which occur by reason of death, resignation, disqualification, removal, or otherwise, shall be filled by the Board of Directors for the unexpired portion of the term of that office in the same manner as other officers are elected to office.

5.04 President

1. The President shall be the presiding officer of the Board with the following authority:
 - a. Shall preside over all meetings of the Board.
 - b. Shall have the right to vote on all matters coming before the Board.
 - c. Shall have the authority, upon notice to the members of the Board, to call a special meeting of the Board when in his/her judgment such meeting is required.
 - d. Shall have the authority to appoint standing committees to aid and assist the Board in its business undertakings of other matters incidental to the operation and functions of the Board.
 - e. Shall have the authority to appoint ad hoc committees which may address issues of a temporary nature or concern or which have a temporary effect on the business of the Board.
2. In addition to the above mentioned duties, the President shall sign with the Secretary of the Board any deed, mortgage, bonds, contracts, or other instruments which the Board of Directors has approved and unless the execution of said document has been expressly delegated to some other officer or agent of the Corporation, including the Director of Economic Development, by appropriate Board resolution, by a specific provision of these Bylaws, or by statute. In general, the President shall perform all duties incident to the office, and such other duties as shall be prescribed from time to time by the Board of Directors.

5.05 Vice President

In the absence of the President, or in the event of his/her inability to act, the Vice President shall perform the duties of the President. When so acting, the Vice President shall have all power of and be subject to all the same restrictions as upon the President. The Vice President shall also perform other duties as from time to time may be assigned to him/her by the President.

5.06 Secretary

The Secretary shall keep or cause to be kept, at the registered office a record of the minutes of all meetings of the Board and of any committees of the Board. The Secretary shall also file a copy of said Minutes with the City and the same to be given, in accordance with the provisions of these Bylaws, or as required by the Open Meetings Act or the Open Records Act or other applicable law. The Secretary shall be custodian of the corporate records and seal of the Corporation, and shall keep a register of the mailing address and street address, if different, of each director.

5.07 Treasurer

The Treasurer shall be bonded for the faithful discharge of his/her duties with such surety or sureties and in such sum as the Board of Directors shall determine by Board resolution, but in no event shall the amount of such bond be less than an amount equal to the average of the sums which the Treasurer has access to and the ability to convert during a twelve (12) month period of time. The Treasurer shall have charge and custody of and be responsible for all funds and securities of the Corporation. The Treasurer shall receive and give receipt for money due and payable to the Corporation from any source whatsoever, and shall deposit all such moneys in the name of the Corporation in such bank, trust corporation, and/or other depositories as shall be specified in accordance with Article VII of these Bylaws. The treasurer shall, in general, perform all the duties incident to that office, and such other duties as from time to time assigned to him/her by the President of the Board.

5.08 Assistant Secretaries and Assistant Treasurers

The Assistant Secretaries and Assistant Treasurers, if any, shall in general, perform such duties as may be assigned to them by the Secretary or the Treasurer, or by the President of the Board of Directors.

5.09 Director of Economic Development

The Corporation may employ a Director of Economic Development. The Director of Economic Development shall serve as the Chief Executive Officer of the Corporation and shall oversee all administrative functions of the Corporation. The Director shall develop policies and procedures for the Corporation including financial, accounting, and purchasing policies and procedures to be approved by the Board and City Council. The Director of Economic Development is hereby authorized to make purchases and/or expenditures not exceeding \$25,000.00 without obtaining any approval or consent.

5.10 Other Employees

The Corporation may employ such full or part-time employees as needed to carry out the programs of the Corporation.

5.11 Contracts for Services

The Corporation may contract with any qualified and appropriate person, association, corporation

AGENDA REPORT

Meeting Date: August 19, 2026

Item Number: 2

Prepared By: Jason Greiner

*(Staff Use Only)***Subject**

Consider and act upon a License Agreement between the WEDC and Wing Aviation, LLC.

Recommendation

Motion to approve a License Agreement between the WEDC and Wing Aviation, LLC., and further authorize the WEDC Executive Director to execute said Agreement.

Discussion

As the WEDC Board is aware, Wing Aviation, LLC has requested to use the WEDC-owned property located at 707 Cooper Drive for the purpose of launching a local drone delivery service. The company specializes in autonomous drone delivery of eligible small items from retail and restaurant partners, with operations serving select neighborhoods in the Dallas–Fort Worth, Houston, Atlanta, and Charlotte metropolitan areas.

To facilitate this use, WING submitted an application for a Special Use Permit (SUP) on the 0.49-acre site, as drone delivery operations are not specifically defined within the City’s zoning ordinance. The SUP, authorized under Section 5.6 of the ordinance, allows for conditions to be established to accommodate this unique use. Wing delivery services are certified under FAA Part 135 and are fully regulated and monitored by the FAA.

The proposed site improvements include a 128’ x 30’ fenced perimeter with a six-foot screen fence, two access gates, 18 drone launch pads, a 20’ x 8’ shipping container, and two onsite parking spaces. The facility will operate on a portable Battery Energy Storage System (BESS) and not require a generator. Hours of operation are proposed from 8:00 a.m. to 9:30 p.m., with an agreement for delivery specifically for Chick-fil-A. The neighboring WEDC-owned parcel at 709 Cooper Drive is currently operating as a drone delivery service, and the others are undeveloped. The adjacent northern property is zoned Commercial Corridor with existing storage use.

This property is located within the “Regional Commercial” designation of the Comprehensive Land Use Plan, which supports a mix of commercial, retail, and office uses, and may accommodate heavy commercial or light industrial uses based on compatibility.

On 7-21-26, the Planning & Zoning Commission voted 5-0 to recommend approval of the SUP. Of the 15 required public notices sent to surrounding property owners, no responses were received in favor or in opposition of the request.

On 8-11-26, City Council voted 5-0 to approve the SUP.

Staff will lead the discussion regarding the Temporary Use Agreement between WEDC and Wing Aviation, LLC.

WYLIEEDC

Wylie Economic Development Board

AGENDA REPORT

Meeting Date: August 19, 2026Item Number: DS1

Prepared By: Jason Greiner

Subject

Discussion regarding architectural services at Cooper Plaza.

Recommendation

No action is requested by staff for this item.

Discussion

Within the 2026 Goals & Objectives, the WEDC Board identified the need to update the concept plans and market/sell lots at Cooper Plaza. As such, staff solicited qualifications and proposals from select architectural firms to provide concept-level architectural and site planning services for Cooper Plaza. WEDC approved the engagement of architectural design services with Killian Studio of Architecture on 7-15-26. Staff met with KSA to discuss the project overview on 7-30-26 and reviewed initial design ideas on 8-12-26.

The project is currently in Phase I - Concept Design:

ARCHITECTURAL SERVICES _ CONCEPT DESIGN

Concept Design _ PHASE I

_ Code Studies

IBC / ADA / IECC / City Amendments

_ Site Analysis – review available data

_ Coordinate with project Civil Engineer | Surveyor _ as required

_ Programming

_ Design and Coordination Meetings

City / EDC / Consultants

_ Site Plan Studies

_ Floor Plan Studies

_ Exterior Elevation Studies

_ Conceptual Exterior Material Studies

_ Presentation Collateral

Floor Plans

Elevations

(2) Color Primary Elevations

Conceptual Interior Test Fits

Preliminary Order-Of-Magnitude Development Budget for Each Concept Option

(1) 3D Monochromatic Model

Additional 3D Modeling and renderings are not included in this scope – can be provided via add service proposal upon request and approval of the Owner.

*Site plan and details to be provided by civil engineer and landscape architect

Staff and KSA representatives will lead the Discussion regarding architectural services at Cooper Plaza.

AGENDA REPORT

Meeting Date: August 19, 2026Item Number: DS2Prepared By: Jason Greiner

Subject

Discussion and updates from WEDC Committees.

Recommendation

No action is requested by staff on this item.

Discussion

Committee members and staff will hold a discussion and provide updates from WEDC Committees.

Current Active Standing Committees of the WEDC:

- Budget, Finance, and Audit Committee (Melisa Whitehead, Demond Dawkins)
 - The Budget, Finance, and Audit Committee met on 1-30-26, 04-30-26, and 06-12-26 to review the current FY budget and provide input for the FY26-27 budget.
- Business Retention and Expansion Committee (Harold Smith, Melisa Whitehead)
 - The Business Retention and Expansion Committee met on 04-30-26 and 08-14-26 to provide input on activities and involvement within the BRE program.
- Committee for New Business Attraction and Recruitment (Blake Brininstool, Alan Dayton)
 - The Committee for New Business Attraction and Recruitment last met on 04-29-26 to discuss current and future networking, business attraction, and recruitment efforts.

Current Special Committees of the WEDC:

- Strategic Planning Committee (Blake Brininstool, Harold Smith, Demond Dawkins)
 - Members of the Strategic Planning Committee met on 1-14-26, 2-20-26, and 06-10-26 to review/discuss the organization's Goals and Objectives and provide input on upcoming projects and initiatives.
- Staffing and Compensation Committee (Harold Smith, Melisa Whitehead)

Staff does not anticipate the need for an additional Budget, Finance, and Audit Committee Meeting until this fall.

Note: There is currently an open seat on the Committee for New Business Attraction and Recruitment. Committee Appointments for the next year will be considered at the October 2026 annual meeting.

STAFF REPORT

Date:August 19, 2026Item Number:DS3
Prepared By:Jason Greiner

Subject

Staff report: WEDC Property Update, Temporary Access Agreements, Downtown Parking, Engineering Report, Upcoming Events, and WEDC Activities/Programs.

Recommendation

N/A

Discussion

WEDC Property and Performance Agreement Updates:
Recently Sold or Pending Real Estate Agreements

- 544 Gateway/Lot 1: 2 Acres Shadyside, LLC – Sold: 8-18-25. Construction began on 9-22-25, terminating the option to re-purchase. Staff and Board participated in Walk-On’s Sports Bistreaux Grand Opening Event on 8-10-26.
- 544 Gateway/Lot 5: Lanspring Investments, LLC – Sold: 9-23-25. Construction began in Apr/May, terminating the option to re-purchase. Anticipated completion: Early 2027.
- 544 Gateway/Lot 2: SCSD – Sold: 4-29-26. Construction began on 4-29-26. Anticipated completion: Early 2027
- 8.27 ac/Wylie Square One – Closed: 6-2-26
- 1.017 ac/L.M.B. Partnership – Closed: 6-3-26
- 3.95 ac/Keles Group – Closed: 7-7-26

Performance Agreements

- Helm Dental Laboratory Performance Agreement – Equipment has been installed; compliance verification is in process for final staff review.
- G01 Enterprises, Inc. Performance Agreement – 90-day extension requested. Original CO date 8-18-26, new CO date 11-16-26.
- Tower Extrusion – Building expansion is complete and the new equipment line has been installed; compliance verification is in process for final staff review.

Engineering Report:
Current Goals & Objectives
Active & Moving / Slowed or Paused / Inactive but Invested or Planning

Design & Engineering - Cooper Plaza - State Hwy 78 & Brown

- The Board approved engaging architectural design services with Killian Studio of Architecture on 7-15-26.
- Staff met with KSA to discuss project overview on 7-30-26. KSA will provide status updates to Board on 8-19-26.

SH 78 Sidewalks

- Received TxDOT permit 7-28-26.

- WEDC to coordinate Pedestrian Access and Temporary Grading easements.

Downtown Parking / Jackson Ave Parking and Striping

- KH submitted construction plans to City on 7-30-26.
- KH coordinating with franchise utilities for the relocation of multiple power poles.

Lot 3 Parking Lot – 544 Gateway Addition

- KH received the 2nd round of construction plan City comments on 7-22-26. KH to review comments, revise plans, and resubmit to the City.

FM 544 Corridor Master Plans

- KH sent final overall drainage and concept plans to WEDC.

Sanden Boulevard Reconstruction

- KH received topographic survey and environmental report. Waiting on geotechnical report.
- KH began determining roadway paving and striping limits, storm sewer design, and intersection design.
- Traffic engineer updating intersection design and working on easement.
- KH to reach out to City for FM 544/Sanden signal plans.

Atmos Gas Main Extension- N Hwy 78

- ROW permit was reissued for final repairs. MasTec is making final road repairs prior to the project payment. Staff is communicating with Atmos and will notify businesses of gas service availability once fully accepted by Atmos and the City of Wylie.

Flood Study & Drainage Study- Hooper/Steel/Regency Business Park

- Downstream assessment approved by the City on 6-10-26.
- Easement coordination and revised drainage design is ongoing. KH waiting on City to provide easement front end language

Wylie Roadway OPCCs

- KH provided the Alanis and Hooper roadway OPCCs and exhibits.

Additional Roadway

- KH preparing IPO.
- WEDC working on getting concept plan/design file.

Cooper Plaza Coordination

- Original project improvements have been completed and accepted.
- McMahon completed construction of the erosion control improvements.
- WEDC to reach out to McMahon and confirm grading is complete prior to filling pond back up.
- Staff to verify landscape replacement and coordinate with City of Wylie Parks Department regarding maintenance.

Design & Engineering - 544 Gateway Addition

- KH/City/WEDC completed the second punch list walkthrough on 4-16-26. KH provided punch list items to City/Tiseo.
- Tiseo working on finalizing final punch list items.

Water & Sewer Extension - State Hwy 78/Alanis (KH)

- All bids were submitted and KH compiled bids and sent to WEDC.
- KH checked references and provided a recommend award letter for Canary Construction.
- A pre-con meeting can be scheduled once all easements are signed and filed.

- Contractor will need to coordinate with NTMWD on shutdown for tie-in.

Jackson Avenue Development

- Work continues on Jackson Ave. Parking and Striping.
- Coordinating with City and design team for the Downtown infrastructure/wayfinding project to coordinate parking, drainage, and “theme” of the development.
- Overall development project on hold until KH has architectural designs. Once the drainage solution is finalized, KH will prepare an IPO for a master plan, preliminary and final engineering, and an OPCC for the development of the block at Jackson/Oak/Marble. An architect/planner will be engaged to help plan the buildings (anticipated to be shell buildings/condominiums for lease. The development will meet the requirements of the Downtown overlay district.

Additional Initiatives Identified

Active & Moving / Slowed or Paused / Inactive but Invested or Planning

Keefer Street Infrastructure

- KH preparing IPO.

BRE & Workforce Updates:

- Three BRE meetings were conducted in July, including a final PA check delivery and a PA compliance update.
- Met with two businesses regarding concerns addressed at P&Z meeting.
- Outreach to employers for participation in MFG Day.
- Outreach to Wylie ISD for participation in the Entrepreneur Expo.
- Attended Chamber Business Connect.

Additional WEDC Activities/Programs in Review:

- Ongoing efforts toward social media, Discover Wylie, and Social Media Rescue for local businesses.
- Granicus/Simpleview website designs are moving forward for Discover Wylie and Historic Downtown Wylie. Staff attended multiple Zoom calls. (JG, RH, CS)
- Ongoing meetings and discussions with real estate developers, contractors, and property owners continue.
- Ongoing meetings for the Wylie Entrepreneur Expo to be held in November. (JG, RH, CS, VS)
- Staff facilitated ICAN Presentation and Tour (JG, RH, CS, VS)
- Staff hosted a community tour of Wylie with another NTX EDC. (JG, RH)
- Staff met with marketing group to discuss creation of WEDC printed/branded materials. (JG, RH, CS)
- Staff attended the Wylie Area Chamber 50th Anniversary Breakfast (JG, CS, MB, VS)
- Staff attended the Leadership Wylie Pop-By Event (JG, CS)
- Sales tax revenues for July are up 13.33% and up 2.04% for the year.

Upcoming Events:

- Chamber of Commerce Annual Non-Profit Luncheon – August 25
- WDMA Meeting Mayor’s Breakfast – September 1
- M&D Grand Opening/Ribbon Cutting – September 3
- WEDC Special Called Board Meeting – September 9
- Chamber of Commerce Annual State of Education Luncheon – September 22
- Manufacturing Day Reception & Proclamation – September 22
- Manufacturing Day Kickoff & Tours – October 1
- Hope Under the Stars – October 24

Please see the attached Marketing Calendar for the full list of upcoming events.

2026 July

Board Meeting – 15th

Day	Time	Meeting/Event
3	CLOSED	4th of July Independence Day Holiday- Office Closed
7	8:30-9:30 am	WDMA Meeting
8	9:00-1:00 pm	ICAN Presentation and Tours
14	6:00 pm	City Council/WEDC Budget Work Session
15	7:30 am	WEDC Board Meeting
16	5:01-7:00 pm	5:01 PM Professional Mixer – Coco Shrimp - Wylie
28	8:30 am	Wylie Area Chamber 50 th Anniversary Breakfast
28	6:00 pm	City Council/ Final Budget Work Session with Council

2026 August

Board Meeting – 19th

Day	Time	Meeting/Event
4	8:30-9:30 am	WDMA Meeting
6-7		TWC Conference for Employers - Virtual – cs
6-7		GL Summit/Virtual – jg, rh
8	6:00-9:00 pm	Walk On's VIP Reception
10	10:00-11:00 am	Walk On's Grand Opening
11	6:00 pm	City Council
11-14		TEDC Basic EDC Course – Southlake - vs
18	5:00-7:00 pm	Leadership Wylie Alumni Reception – Landon Winery
19	7:30 am	WEDC Board Meeting
20	5:01-7:00 pm	5:01 PM Professional Mixer – Rosa's Cafe
25	11:00 am	Wylie Chamber of Commerce- Monthly Luncheon: Non-Profit Spotlight
25	6:00 pm	City Council

*RSVP Needed

2026 September

Special Called Board Meeting – 9th

Day	Time	Meeting/Event
1	8:00-9:30 am	WDMA Meeting - Mayor's Breakfast
1-3		IEDC Business Retention & Expansion Course - Virtual – cs
2		Retail Live – Austin, TX
3	4:30-7:30 pm	M&D Grand Opening/Ribbon Cutting
7	CLOSED	Labor Day
8	6:00 pm	City Council
8-10		CSEF Conference - Kansas City, MO – bp,ro
9	11:30 am	WEDC Special Called Board Meeting
10	8:30- 9:00 am	Leadership Wylie XXIII Opening Retreat
14	9:00-4:00 pm	Rotary Club Peace Summit
15		InterFace DFW NTX Retail & Industrial Conference – jg
17	5:01-7:00 pm	5:01 PM Professional Mixer – Walk On's
18		TEDC Sales Tax Training
22	11:30-1:00 pm	Annual State of Education Chamber Luncheon
22	5:30 pm	MFG Day Reception/Proclamation at City Council Meeting
22	6:00 pm	City Council

*RSVP Needed

*RSVP Needed

*RSVP Needed

*RSVP Needed

*RSVP Needed

Around the Corner...

- MFG Day Kickoff Event and Tours – Oct 1
- National MFG Day – October 2
- TEDC Annual Conference – October 7-9
- Wylie ISD Fall Break – October 12-16
- BISNOW Collin County State of the Market – October 15
- North Texas CCIM Sporting Clays Tournament – October 23
- Hope Under the Stars – October 24

*RSVP Needed

*RSVP Needed

*RSVP Needed

*RSVP Needed